ROSEVILLE ZONING BOARD OF APPEALS

CIVIC CENTER COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066

TUESDAY, JULY 20, 2010
7:00 p.m.

ROLL CALL:

PRESENT:	Mayor	John Chirkun
	Mayor Pro Tem	Robert Taylor
	Board Members	Jan Haggerty
		Frank Maisano
		Colleen McCartney
		Bill Shoemaker
ABSENT:		Salvatore Aiuto

OTHERS PRESENT:

City Manager	Stephen Truman
City Attorney	Tim Tomlinson
City Clerk	Richard M. Steenland
Building Director	Glenn Sexton

Mayor John Chirkun called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

I. ROUTINE MATTER

1. Approval of minutes of meeting held June 15, 2010.

BOARD MEMBER FRANK MASIANO moved, BOARD MEMBER COLLEEN MCCARTNEY seconded to approve the minutes of June 15, 2010.
MOTION CARRIED UNANIMOUSLY

2. Approval of minutes of meeting held July 6, 2010.

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER ROBERT TAYLOR seconded to approve the minutes of July 6, 2010.
MOTION CARRIED UNANIMOUSLY

II. NEW BUSINESS

1. Public Hearing and Board consideration for variance to keep a privacy fence which has been moved closer than two feet to the existing fence on the property at 32631 Haggerty, Sylvia Ptak, petitioner.

Sylvia Ptak, 32631 Haggerty, Roseville, appeared on behalf of this request and answered the Board Members questions.

City Clerk Richard Steenland received two letters in favor, and two letters in opposition for this request.

Barbara Richards, 32603 Haggerty, Roseville, is opposed of this request.

BOARD MEMBER FRANK MAISANO moved, BOARD MEMBER COLLEEN MCCARTNEY seconded to close the Public Hearing.
MOTION CARRIED UNANIMOUSLY

BOARD MEMBER ROBERT TAYLOR moved, BOARD MEMBER COLLEEN MCCARTNEY seconded to deny the petitioner's request due to the fact that no undue hardship, unique circumstance or practical difficulty exists, or if it does, it was directly caused by the petitioner's actions. My finding is based upon; the hardship was self created by the petitioner's failure to obtain approval prior to relocating the fence. The following stipulation will apply:

- Fence to be removed within 90 days.

IT IS RESOLVED THAT, pursuant to the application and testimony of the petitioner, and the Zoning Board of Appeals having taken into consideration the nature of the land in question, buildings and other structures located thereon and adjacent thereto, the character of the neighborhood and its general physical development, together with the applicable zoning, and having given consideration to the health, safety and welfare of the area in question, and having considered all of the pertinent factors, it is the finding of this Zoning Board of Appeals that granting the following variance:

PERMISSION TO KEEP A PRIVACY FENCE WHICH HAS BEEN MOVED CLOSER THAN TWO FEET TO THE EXISTING FENCE ON THE PROPERTY AT 32631 HAGGERTY, ROSEVILLE, MICHIGAN 48066.

PERMANENT PARCEL NO. 14-04-105-013 VAR. #2510

will not be in harmony with the general purpose and intent of Zoning Ordinance No. 1173 Section 134-7 A (7) (a) and will not be injurious to the neighborhood or otherwise detrimental to the public welfare and therefore, is hereby denied.
MOTION CARRIED UNANIMOUSLY

III. HEARING OF THE PUBLIC

No one from the public wished to be heard

IV. ADJOURNMENT

BOARD MEMBER FRANK MAISANO moved, BOARD MEMBER JAN HAGGERTY seconded that the agenda having been acted upon, the meeting is hereby adjourned at 7:49 p.m.
MOTION CARRIED UNANIMOUSLY

Respectfully submitted,

Richard M. Steenland, City Clerk